



TOWN OF WARNER

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DRAFT Planning Board Work Session Minutes

September 28, 2026 7:00 PM

Lower Meeting Room Warner Town Hall 5 E Main St

OPEN MEETING: Chair Karen Coyne called the meeting to order at 7:01 PM.
The Pledge of Allegiance was recited.

II. ROLL CALL

Planning Board Member	Present	Absent
Karen Coyne, Chair		✓
James Gaffney	✓	
Pier D'Aprile	✓	
Barak Greene, Vice Chair	✓	
Bob Holmes	✓	
Mike Smith – Select Board	✓	
John Leavitt	✓	
Micah Thompson– Alternate	✓	
Vacant – Alternate		

III. PUBLIC COMMENT

Ed Mical reminded the Planning Board that the tomorrow night there is a meeting in Concord regarding the new flood plain maps. FEMA and State representatives will be present. The meeting is 4:00-7:00PM at the Concord City Council Chambers. Ed Mical requested the CIP be posted on the website. Peg Barstien will post the document.

George Saunders of Kearsarge Mountain Road asked if the CATCH housing development would be part of the precinct. Barak Greene confirmed. George Saunders stated that as part of tax pilot payment that money will to the general fund. He questioned how the district payment would be directed. Barak Greene noted that there is a separate tax just for being in the precinct in addition to their usage fees. James Gaffney referred George Saunders to Mr. Ray Martin at the Warner Village Water District. Barak Greene explained that the issue will be raised with CATCH at their next meeting. George Saunders stated that this development is going to cost the town a lot more than what will be received in taxes. Pier D'Aprile explained that the way CATCH pays property taxes is a percentage of the revenue.

IV. UNFINISHED BUSINESS

a. Public Hearing Continued – Lot Line Adjustment

Applicant: Michael & Liberte Dragon

Owner: Same as above

Agent: JE Belanger Land Surveying PLLC

Address: Waldron Hill Road and Flanders Road

Map/Lot: Map 10 Lot 19-1 and 20

District: R2

Description: A request to adjust the lot line between lots 19-1 and 20 by transferring 1.03 acres from 19-1 to lot 20 increasing lot 20 acreage to a total of 2.12 acres.

Barak Greene opened the public hearing and public comment.

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2 Erick Buck explained that for lot 19-1 the proposed total acreage is 2.85 with a buildable area is 2.41 and lot
3 20 will be 2.12 acres with a buildable area of 2.06. He assured the Planning Board that they are no longer
4 requesting to change the lot numbers. John Leavitt questioned if the stone wall is the boundary line. Eric
5 Buck explained that the meets and bounds are represented on the line and the edge of the wetlands are
6 delineated. Pier D'Aprile noted that the map legend reflecting lot line looks very similar to the lines
7 delineating the wetlands. John Leavitt concurred. Eric Buck reiterated that the line that has the metrics and
8 the bounds represents the property line. John Leavitt questioned the size of the existing buried propane tanks.
9 Erick Buck stated he does not know. John Leavitt inquired if that is something the Board should address.
10 Barak Greene noted that the tanks are pre-existing and there are no setback issues. Barak Greene stated that
11 would be a building code issue.

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13 **Bob Holmes made a motion seconded by Mike Smith to approve the lot line adjustment for Michael &**
14 **Liberte Dragon. Motion passed.**

15 Barak Greene closed the public comment and he closed the public hearing.

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18 **b. Public Hearing Continued – Site Plan Review**

19 Applicant: Natural Playground Shop Properties
20 Owner: Ron King
21 Agent: Doug Brodeur, Meridian Land Services, Inc.
22 Address: Warner Road
23 Map/Lot: Map 3 Lot 40
24 District: C1
25 Description: Construction of commercial warehouse

26 Barak Greene opened the public hearing.

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28 Doug Brodeur from Meridian Land Services representing Natural Playgrounds along with Jasper Anderson
29 addressed the Planning Board. Doug Brodeur stated that the magnetic North has been added to the plan and
30 the deed has been provided. He noted that a revision to parking area has also been made. Doug Brodeur
31 stated that he received an email from the Fire Chief regarding the cistern and the fire protection system. He
32 informed the Board that the cistern will be internal to the building. He stated that the fire truck turning radius
33 did account for the truck size that the Fire Chief requested. Pier D'Aprile spoke about an email the Board
34 received that contained significant specificity regarding the HVAC system. Pier D'Aprile asked if there was
35 anything in particular that the applicant wanted to point out with that. Doug Brodeur was not aware of the
36 email because the applicant sent it. Barak Greene stated that the Conservation Commission wrote a letter
37 regarding the chemicals used in the facility. Doug Brodeur explained that the chemical is a product that
38 called UV Plus and it is a typical oil base waterproofing product. He submitted information on the product.
39 Barak Greene asked about the disposal of this product. Doug Brodeur explained that is not legal and proper
40 disposal techniques will take place. He stressed that there is very low risk of contamination. Bob Holmes
41 asked about the landscaping. Doug Brodeur indicated that they do have a landscaping plan that has been
42 provided. He stressed that they will retain as much of the existing trees as they can.

43
44 Barak Greene opened the floor for public comment.

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46 John Leavitt spoke about the HVAC information and the diagram of the building. He asked if the diagram
47 reflects the building that will be built. Doug Brodeur confirmed. John Leavitt stated that it reflects the wrong
48 address. Doug Brodeur stated that he did not receive the email, he believes the owner/applicant sent the
49 information. John Leavitt explained that it caused him some confusion. Micah Thompson noted that it is an

estimate from a HVAC company, not the actual application. Barak Greene explained that he will leave it up in the air and the board can discuss it once there is a motion on the table.

Ed Mical stated that no one knows what the building actually will look like. Barak Greene stated that the design of the building is on the website. Ed Mical stated that the building color and exterior specs are not included. He stressed that the concern is about the character of Warner and that information is not included in the application. Doug Brodeur stated that he does have a three dimensional rendering of the building that he will put up for display. He stated that it does include some proposed landscaping. Ed Mical asked what color the building will be. Doug Brodeur stated the building will be green. James Gaffney pointed out that in this district the Planning Board cannot dictate the color of the building. Ed Mical stated that as part of the site plan regulation the character of Warner is to be considered. Barak Greene explained this is a commercial district where existing commercial buildings share similar design aspects. He stated that this fits in to the rural commercial district near Exit 7. James Gaffney stated that what the applicant has provided does comply with the regulations. Barak Greene noted that the true elevation is not included. James Gaffney reviewed SP2 that does show the elevation of the terrain. He stated that the Board did receive a rendering of a one story building that references building height of 19 feet 4 3/8 inches. James Gaffney stated that is well within the town's maximum height requirement.

Barak Greene stated that he would entertain a motion if the Board would like to waive the requirement of: *item "g. a colored elevation view or photograph of all buildings indicating height, width and surface treatment."* John Leavitt clarified that the document that James Gaffney referenced was received today and it reflects the wrong property address. Barak Greene explained that it the responsibility of the Planning Board to exhibit fair and consistent behavior with all applicants. James Gaffney noted that it can be addressed as a condition of approval. Barak Greene agreed. No further comment.

James Gaffney made a motion seconded by Pier D'Aprile to approve with the condition that the correct property address is reflected on documents provided and to waive the application requirement of "a colored elevation view or photograph of all buildings indicating height, width and surface treatment".

Discussion on the motion: John Leavitt explained that he only received this document today and he had trouble discerning what it was for because it reflected the wrong property address. He stated that he has not had a chance to review it as it pertains to this plan he cannot vote in favor. James Gaffney stated that the Board did previously have the dimensions with the exception of the height. Bob Holmes agreed with John Leavitt that it would have been nice to have seen the rendering previously. Mike Smith reiterated that the Planning Board cannot dictate the color. James Gaffney stressed that this is a real simple application. Mike Smith concurred. Pier D'Aprile stated that he is looking at a document that was submitted and it does reflect elevation, width and length and everything else is accounted for. He agreed that the height is not depicted. He noted that the height was provided today. Pier D'Aprile reiterated that at this point all the information has been provided.

Roll Call Vote: Gaffney YES D'Aprile YES Greene YES Smith YES Leavitt NO and Holmes NO The motion passes 5-2

Barak Greene closed the public hearing.

c. Public Hearing – Site Plan Review Regulations. Board members to sign authorization page.
Postponed

The order of business was adjusted, moving up the review of draft minutes.

VI. MINUTES – September 14, 2026

The Board agreed to review the zoom recording for clarity on what was actually said in several areas.

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2 **V. NEW BUSINESS**

3 a. Fraudulent emails sent to both the Planning Board and the Zoning Board applicants asking for a
4 wire transfer.

5 Bob Holmes informed the Board that land use applicants throughout the State have received fraudulent
6 emails. James Gaffney stated that it is a phishing email and the Board cannot control it. Peg Bastien
7 explained that recently two applicants were contacted by email requesting a wire transfer in the amount of
8 \$3,900. She noted that an invoice was attached. Peg Bastien stated that the email looked as though it came
9 from her in the Land Use office. She informed the Board that the return email was clearly a phishing email, it
10 instructed that the applicant only respond by email. She noted that the return email address was incorrect
11 using .com instead of .gov. Peg Bastien stated that steps are needed to alert the public. James Gaffney stated
12 that the only thing the Board can do is to post something to warn applicants that they will only receive emails
13 from the Chair, Vice Chair and Land Use Administrator with their respective email addresses. Barak Greene
14 suggested adding language to the site plan regulations checklist. Pier D'Aprile suggested posting something
15 that informs the public that the Town will never request electronic payment of any sort. Barak Greene
16 inquired if the Select Board could get an idea of what types of payment the Town does and does not accept
17 and then advise the various town boards with a recommendation for payment. Mike Smith concurred. James
18 Gaffney stated that it would be in the Planning Board's best interest to state on the application what is and
19 what is not an acceptable form of payment. Barak Greene suggested pursuing both avenues. He asked James
20 Gaffney to put something together for a future agenda and also receive the Select Board's recommendation.
21 Micah Thompson stated that it would be a good idea to clearly post that the Town will never email a request
22 for electronic payment. James Gaffney agreed.

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24 **VII. PUBLIC COMMENT**

25 None

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27 **VIII. COMMUNICATIONS**

28 None

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30 **IX. ADJOURN**

31 **Mike Smith made a motion seconded by Bob Holmes to adjourn the Planning Board meeting.**

32 **Motion passed**

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34 The meeting adjourned at 8:15 PM.